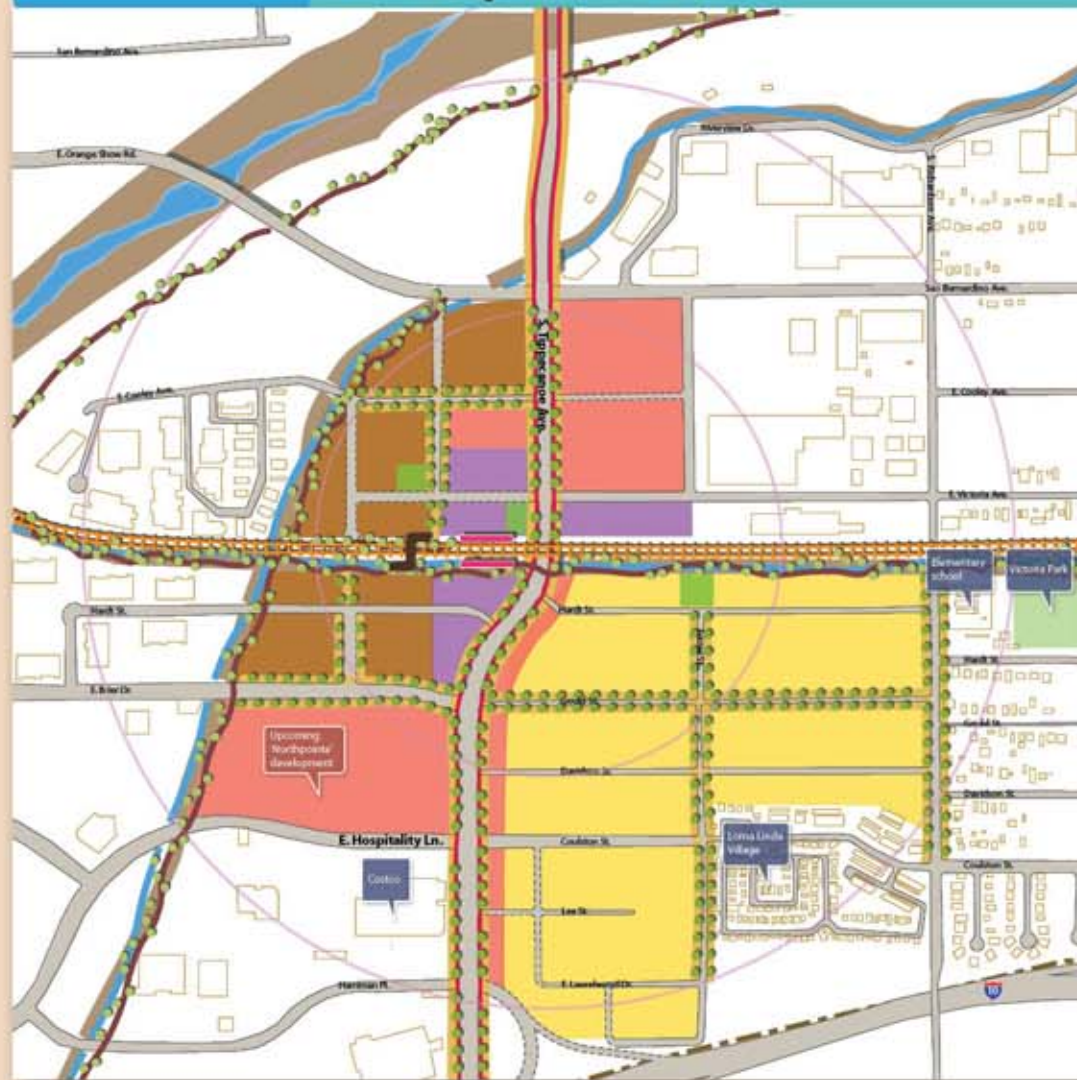


# Tippecanoe Avenue Station Area (C)

Board No. **11**

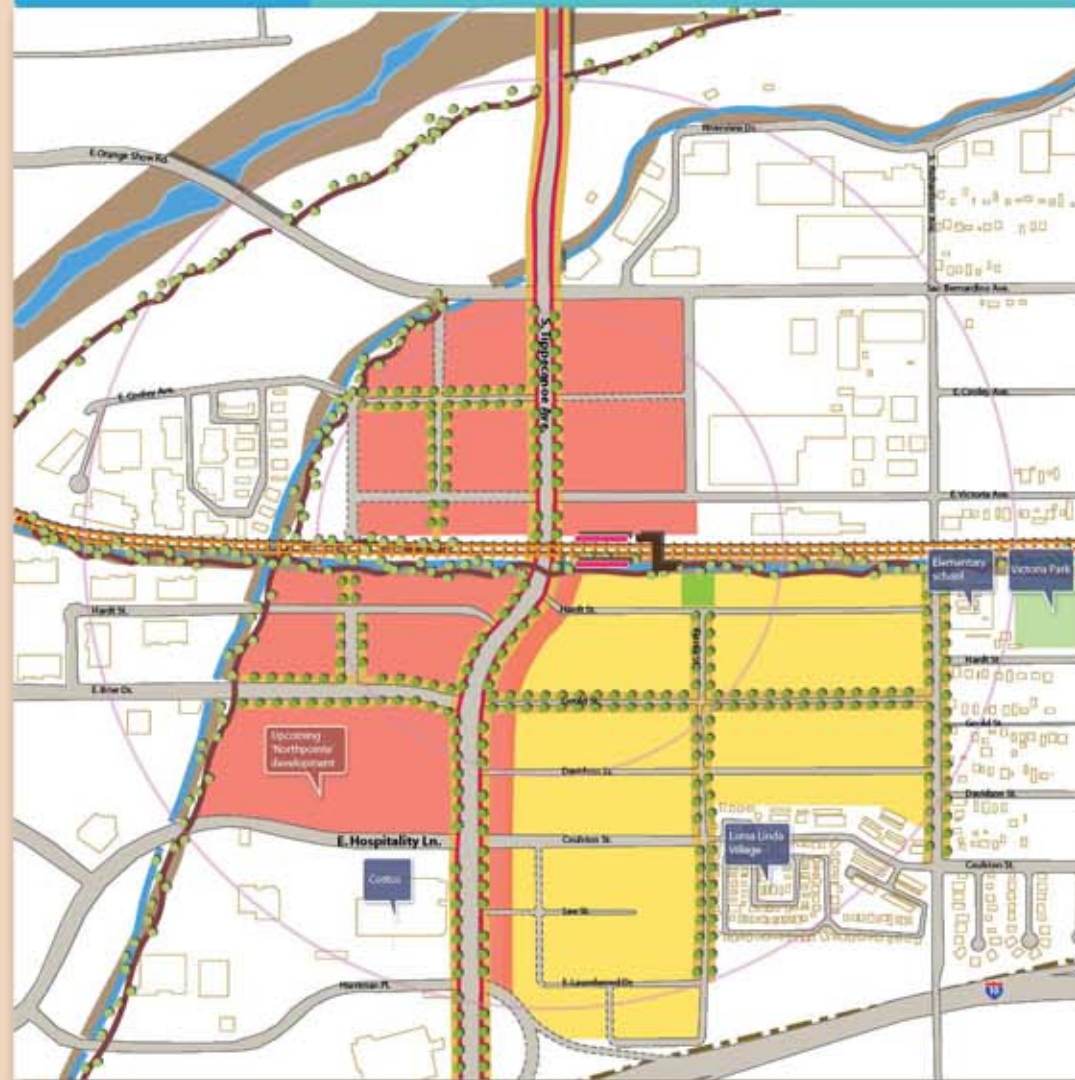
## Alternative 1

### Mixed-use and Housing North of Railroad Tracks Adjacent to Station



## Alternative 2

### Employment Based Development at Station Area



## Legend



## Proposed Land Uses

- Mixed-use including residential
- Intense employment generating uses such as office, retail, restaurants, hotels
- High density residential use
- Recreation areas
- Infill residential at General Plan intensity
- Parking structure
- Institutional uses
- Industrial uses

## Linkages

- Major roadways with bike paths and streetscape improvements
- Major roadways with streetscape improvements
- Streetscape improvements
- Pedestrian only pathways
- Pedestrian bridge
- Trails
- Existing roads
- Conceptual new roadway linkages

## Other Elements

- Station
- Railroad track
- City boundary
- Flood channel/river
- Existing open space
- Existing buildings

## Land Use

- Mixed-use planned within 1/4 mile of station:
  - Residential densities up to downtown densities and min. of 24 du/acre adjacent to station
  - Neighborhood serving commercial such as restaurants, grocery
  - Offices and restaurants along Tippecanoe frontage capitalizing on Hospitality Lane market
- Infill existing neighborhood to General Plan density of 24 units/acre and min. density of 14 units/acre

## Linkages

- Airport and Loma Linda shuttle stop and turnaround at station
- Along Tippecanoe, bridge, landscaping, pedestrian and bicycle improvements to link station to Hospitality Lane development, existing residential neighborhood, and upcoming Northpointe development
- Bike path and landscaping along flood control channel
- New roadway planned to serve office park

## Land Use

- Employment uses adjacent to the station as in General Plan except with minimum employment ratios and intensities equivalent to Hospitality Lane
- Infill existing neighborhood to General Plan densities

## Linkages

- Airport and Loma Linda shuttle stop along Tippecanoe adjacent to station
- Along Tippecanoe, bridge, landscaping, pedestrian and bicycle improvements to link station to Hospitality Lane development, existing residential neighborhood, and upcoming Northpointe development
- Bike path along flood control channel



Scale  
200 0 400 800